

Document #4746

5/1/86

Doc. No. 4746

Map Amendment Application No.
Boston Redevelopment Authority, et al.
West Roxbury
To change B-1 to R-.5

TO THE ZONING COMMISSION
OF THE CITY OF BOSTON:

The undersigned joint petitioners, the Boston Redevelopment Authority and the West Roxbury Neighborhood Council by William McDonough as owner of property at 10 Westmoor Road in West Roxbury, petition to amend Map 11, West Roxbury, of the series of maps entitled "Zoning Districts-City of Boston" as established under Chapter 665 of the Acts of 1956, as amended, as follows:

1. By changing from B-1 to an R-.5 zoning district the B-1 zoning district bounded northerly by the old New York-New Haven-Hartford Rail line; southerly by the portion of the M-1 zone that is north of Gardner Street; and easterly by the L-.5 zone along the Veterans of Foreign Wars Highway.

Petitioner: Boston Redevelopment Authority

By:

Stephen Coyle, Director

Tel. No.:

Date:

Petitioner: West Roxbury Neighborhood Council

By:

William McDonough

Address:

Tel. No.:

Date:

Map Amendment Application No.
Boston Redevelopment Authority
West Roxbury
To change M-1 to L-.5, S-.3 and S-.5

TO THE ZONING COMMISSION
OF THE CITY OF BOSTON:

The undersigned, Boston Redevelopment Authority hereby petitions to amend Map 11, West Roxbury, of the series of maps entitled "Zoning Districts-City of Boston" as established under Chapter 665 of the Acts of 1956, as amended, as follows:

1. By changing from M-1 to L-.5 that portion of the M-1 zone that lies south of the B-1 zoning district, north of Gardner Street, and west of the L-.5 zone along the Veterans of Foreign Wars Highway.
2. By changing from M-1 to S-.5 that portion of the M-1 zone that lies south of Gardner Street, southeast of Rivermoor Street, and northeast of the S-.5 zone such that the S-.5 zone shall run along Rivermoor Street.
3. By changing from M-1 to S-.3 that portion of the M-1 zone that lies south of Rivermoor Street, north of the S-.3 zoning district, such that the S-.3 zone shall run along the centerline of Rivermoor Street.

Petitioner: Boston Redevelopment Authority

By:

Stephen Coyle, Director

Address: _____

Tel. No.: _____

Date: _____

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R-5

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POND

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JOHN F. BOK
DONALD BECKMAN
FREDERICK GOLDSTEIN
ROGER L. ELLISON
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COUNSEL

APR 30 2 20 AM '86
April 30, 1986

By Hand Delivery

Stephen Coyle, Director
Boston Redevelopment Authority
9th Floor
City Hall
Boston, Massachusetts

Re: VFW Drive-In, West Roxbury

Dear Steve,

Our firm has just been asked by Sumner Redstone of National Amusements, Inc. to represent them in connection with their proposal to redevelop their VFW Drive-In property in West Roxbury, vacant and unused for over 5 years. They are proposing a 150,000 sq. ft. neighborhood strip center anchored by a Stop & Shop Supermarket and a Channel Home Improvement Center. Present zoning permits this development as of right. An MEPA scoping session has been held and a draft EIR focusing on traffic issues will be prepared shortly.

The West Roxbury Neighborhood Council met Tuesday night and apparently voted to ask the BRA Board at tomorrow's meeting to approve a recommendation to the Zoning Commission for a rezoning to R.8 or R.5 of the Redstone lot. No one from the BRA staff has called or talked to the Redstone people. Since many of the Gardener Street neighbors tell us they support the center and are adamantly opposed to residential development on this commercial parcel, I suspect the staff hasn't talked to them either. As the Redstones have had long ties with the City and more particularly West Roxbury, we would like an opportunity at this time to review our proposal with the staff and allay fears of a giant mall and horrendous traffic problems.

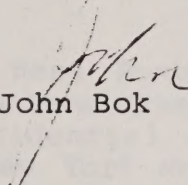
CSAPLAR & BOK

Stephen Coyle, Director
April 30, 1986

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Could we ask you to slow down any Board action until such a meeting can be held? Matt Sugarman, Director of Real Estate, would be glad to get the consulting engineers, Allen & Demurijan, and the traffic consultant, Bob Blumenthal, together with your people as quickly as possible.

Sincerely,


John Bok

MEMORANDUM

May 1, 1986

TO: BOSTON REDEVELOPMENT AUTHORITY AND
STEPHEN COYLE, DIRECTOR

FROM: LINDA BOURQUE, DIRECTOR OF ZONING
JOHN BELL, WEST ROXBURY PLANNER
GAY FORBES, ATTORNEY

SUBJECT: REQUEST AUTHORIZATION TO PETITION THE ZONING COMMISSION
TO AMEND THE UNDERLYING ZONING OF FOUR SITES SURROUNDING
GARDNER STREET, RIVERMOOR STREET AND THE VETERANS OF
FOREIGN WAR PARKWAY IN WEST ROXBURY

In March, 1986, the West Roxbury Neighborhood Council voted to petition the Boston Redevelopment Authority to consider changing from business to residential the B-1 zoning district bounded generally by the old New York-New Haven-Needham Railroad line, Gardner Street and the V.F.W. Parkway. The residents were concerned that a major general business development on this site would have significant detrimental land use and environmental effects on the surrounding residential areas, the V.F.W. Parkway greenbelt, and the local business community.

Authority staff conducted a planning analysis of the existing zoning of the area surrounding this B-1 zone and determined a series of zoning changes that should be made. The context for these changes is related to the fact that the original rationale for some zoning designations established over twenty years ago is no longer valid and to the existing character of the West Roxbury community. West Roxbury is a strong residential community virtually entirely zoned for single-family use. Some general business (B-1) and manufacturing zones (M-1) were established along the railroad lines when industrial and heavy commercial activities were prevalent. However, since that time, the commercial rail activity has declined and some of the manufacturing and business zones inappropriately remain as pockets within the residential areas. The New York-New Haven-Needham line has been torn-up in this area and is being replaced by the Needham commuter rail line.

The B-1 zone cited by the Council is approximately 13 acres and includes an outdoor movie theatre which has been out of operation for over five years. To the south of this zone is a portion of a manufacturing zone (M-1) which includes several business activities above Charles Park Road and approximately 5 acres of wetlands below Charles Park Road and Rivermoor Street. Adjacent to the B-1 and M-1 zone on the east is a local business zone (L-.5). These B-1 and M-1 zones are also bounded by single-family zones to the north and south.

In order to rationalize the zoning for the area in terms of the surrounding residential land uses and desired land uses for any future development, staff agrees with the Council that the B-1 zone should be change to R-.5 (residential one- and two-family). R-.5 zoning on this site would allow reasonable use of the land and allow approximately a maximum of approximately 120 single-family homes or 75 two-family homes (150 dwelling units). The L-.5 zone should be extended into the M-1 zone in order to preclude industrial activity north of Gardner Street and allow for local business uses that would support residential uses. The single-family zones should be extended up to Gardner and Rivermoor Streets in order to protect that area, in particular the wetlands, from any industrial activity.

After developing the staff recommendations, the Director of Zoning attended a meeting of the West Roxbury Neighborhood Council on April 28, 1986, to present this position and discuss zoning issues. The Council voted to jointly petition the Zoning Commission with the Authority to go forward with their recommendation to change the zoning of the B-1 site to R-.5. The Council also petitioned the Authority to consider changing the zoning at 4917 Washington Street and to look at several other sites throughout the community, particularly along the V.F.W. Parkway. Staff will be reviewing the zoning with the community over the next several months.

In view of the staff analysis of the zoning change recommended by the community and further analysis of the adjacent sites, we recommend that the Authority approve the zone changes for West Roxbury and authorize the Director to petition the Zoning Commission.

VOTED: That the Director is hereby authorized to petition the Zoning Commission, jointly with the West Roxbury Neighborhood Council, by William McDonough, for a map amendment to change an area of land in West Roxbury from a B-1 district to a R-.5 district; and that the Director is hereby authorized to petition the Zoning Commission for a map amendment to change a portion of an M-1 district in West Roxbury to S-.5, S-.3, and L-.5 in substantial accord with the Map Amendment petitions submitted at the Authority meeting of May 1, 1986. After a comprehensive planning analysis of the sites, it is determined that these zoning changes will rationalize the zoning with existing surrounding land uses, promote appropriate land uses for any future development, and protect the welfare of the residents of the West Roxbury community.

Presented to West Roxbury Neighborhood Council

April 28, 1986

OPTIONS

Concerning proposed zoning changes

in West Roxbury

Approximate maximum
number of
DUs permitted

A. Change B-1 zone to R-.8 zone

400

B. Change B-1 zone to R-.5 zone

150

R-.8 and R-.5 zones permit single- and two-family attached dwellings.

C. Change part of M-1 zoning district (bounded by the B-1 zone to the north, L-.5) to the east, and Gardner Street to the south) to L-.5 zoning district.

Uses permitted in an L-.5 zone include businesses "primarily serving the local retail business needs of the residents of the neighborhood" as well as single-, two-, and multi-family dwellings.

D. Change part of M-1 zoning district (bounded by S-.5 zone to the east and south, Rivermoor Road to the west, and Gardner Street to the north) to S-.5 zone.

Uses permitted in a S-.5 zone are limited to single-family homes and a small number of compatible uses such as churches and parks.

E. Additional zone changes at other sites of concern